

4817 Windsor Avenue  
Coronation, Alberta

MLS # A2282112



**\$119,900**

**Division:** NONE

**Type:** Residential/House

**Style:** Bungalow

**Size:** 884 sq.ft. **Age:** 1960 (66 yrs old)

**Beds:** 3 **Baths:** 1

**Garage:** Carport, Double Garage Detached

**Lot Size:** 0.16 Acre

**Lot Feat:** Back Lane, Back Yard

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Partial

**LLD:** -

**Exterior:** Stucco, Wood Siding

**Zoning:** R-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Animal Home, No Smoking Home

**Inclusions:** Washer/Dryer, Fridge/Stove, Central Air, Portable Dishwasher (not sure if it works)

Step into this well-maintained 3-bedroom, 1-bathroom home offering comfort, updates, and practical features throughout. Major improvements were completed in 2023, including a new roof, updated windows, and a modern furnace, giving buyers peace of mind for years to come. Central air keeps the home cool in the summer, while the functional layout provides an inviting and easy-to-live-in space. Outside, enjoy a spacious yard with a convenient gas line already installed for your outdoor BBQ setup — perfect for summer evenings and entertaining. The property also includes a double garage, ideal for vehicles, storage, or a workshop. A solid, move-in-ready home with key upgrades already done. A great opportunity for first-time buyers, downsizers, or anyone looking for a dependable property with thoughtful improvements.